



Income Statement - Operating

Pleasant View Village

01/31/2022

Date: 2/15/2022

Time: 2:11 pm

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
41000-00 Association Fees	\$10,087.30	\$10,833.33	(\$746.03)	\$10,087.30	\$10,833.33	(\$746.03)	\$130,000.00
41001-00 Common Property Fee	3,725.00	3,500.00	225.00	3,725.00	3,500.00	225.00	42,000.00
41002-00 Management Fee	1,200.00	1,120.00	80.00	1,200.00	1,120.00	80.00	13,440.00
41003-00 Garbage Collection	2,690.00	2,800.00	(110.00)	2,690.00	2,800.00	(110.00)	33,600.00
41100-00 Late Fee Income	210.00	-	210.00	210.00	-	210.00	-
41104-00 Transfer Fee	-	1,458.33	(1,458.33)	-	1,458.33	(1,458.33)	17,500.00
Total Income	\$17,912.30	\$19,711.66	(\$1,799.36)	\$17,912.30	\$19,711.66	(\$1,799.36)	\$236,540.00
Total OPERATING INCOME	\$17,912.30	\$19,711.66	(\$1,799.36)	\$17,912.30	\$19,711.66	(\$1,799.36)	\$236,540.00
OPERATING EXPENSE							
Operating Expenses							
51000-00 Electricity - Street Lights	322.43	885.61	563.18	322.43	885.61	563.18	10,627.30
51001-00 Electricity Account 2	89.55	-	(89.55)	89.55	-	(89.55)	-
51002-00 Electricity Account 3	40.94	-	(40.94)	40.94	-	(40.94)	-
53000-00 Lawn care/Landscape	9,411.67	10,833.33	1,421.66	9,411.67	10,833.33	1,421.66	130,000.00
53010-00 Tree Trimming/Removal	-	291.67	291.67	-	291.67	291.67	3,500.00
53060-00 Garbage Collection - Regular	1,462.65	2,083.33	620.68	1,462.65	2,083.33	620.68	25,000.00
53065-00 Garbage Collection - Add'l	520.00	-	(520.00)	520.00	-	(520.00)	-
53071-00 Pet Waste Cleanup Expense	-	83.33	83.33	-	83.33	83.33	1,000.00
53100-00 Recreational Equipment	-	41.67	41.67	-	41.67	41.67	500.00
53150-00 Repairs/Maint Supplies Expense	-	87.50	87.50	-	87.50	87.50	1,050.00
53300-00 Community Improvement	-	83.33	83.33	-	83.33	83.33	1,000.00
54200-00 Electrical Repairs/Maintenance	-	125.00	125.00	-	125.00	125.00	1,500.00
54210-00 Replace Bulbs/Light Repairs	-	131.25	131.25	-	131.25	131.25	1,575.00
54280-00 Signage Expenses	-	41.67	41.67	-	41.67	41.67	500.00
54400-00 General Repairs and Maint	-	41.67	41.67	-	41.67	41.67	500.00
56010-00 Dog Park	-	41.67	41.67	-	41.67	41.67	500.00
56020-00 Amenity Area	-	250.00	250.00	-	250.00	250.00	3,000.00
56025-00 Community Garden	-	150.00	150.00	-	150.00	150.00	1,800.00
Total Operating Expenses	\$11,847.24	\$15,171.03	\$3,323.79	\$11,847.24	\$15,171.03	\$3,323.79	\$182,052.30
Management & General Expenses							
60000-00 Insurance - General	-	333.33	333.33	-	333.33	333.33	4,000.00
60100-00 Association Management Fee	1,331.20	1,023.75	(307.45)	1,331.20	1,023.75	(307.45)	12,285.00
60120-00 Office Expense - Copies & Printing	-	16.67	16.67	-	16.67	16.67	200.00
60125-00 Office Expense - Postage	-	35.00	35.00	-	35.00	35.00	420.00
60130-00 Office Expense - Supplies	-	4.17	4.17	-	4.17	4.17	50.00
60131-00 Office Expense - Other	194.06	70.83	(123.23)	194.06	70.83	(123.23)	850.00
60160-00 Accounting & Audit Fees	-	16.67	16.67	-	16.67	16.67	200.00
60170-00 Legal Fees	-	41.67	41.67	-	41.67	41.67	500.00
60190-00 Community Relations/Special Events	-	416.67	416.67	-	416.67	416.67	5,000.00
Total Management & General Expenses	\$1,525.26	\$1,958.76	\$433.50	\$1,525.26	\$1,958.76	\$433.50	\$23,505.00
Other Income							
70000-00 Interest Income	(2.63)	-	2.63	(2.63)	-	2.63	-
Total Other Income	(\$2.63)	\$-	\$2.63	(\$2.63)	\$-	\$2.63	\$-
Other Expenses							
80015-00 TN Annual Report Filing Fee	-	1.67	1.67	-	1.67	1.67	20.00
Total Other Expenses	\$-	\$1.67	\$1.67	\$-	\$1.67	\$1.67	\$20.00
Total OPERATING EXPENSE	\$13,369.87	\$17,131.46	\$3,761.59	\$13,369.87	\$17,131.46	\$3,761.59	\$205,577.30
Net Income:	\$4,542.43	\$2,580.20	\$1,962.23	\$4,542.43	\$2,580.20	\$1,962.23	\$30,962.70



Income Statement Summary - Operating

Pleasant View Village
Fiscal Period: January 2022

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
OPERATING INCOME													
Income													
41000-00 Association Fees	\$10,087.30	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$10,087.30
41001-00 Common Property Fee	3,725.00	-	-	-	-	-	-	-	-	-	-	-	3,725.00
41002-00 Management Fee	1,200.00	-	-	-	-	-	-	-	-	-	-	-	1,200.00
41003-00 Garbage Collection	2,690.00	-	-	-	-	-	-	-	-	-	-	-	2,690.00
41100-00 Late Fee Income	210.00	-	-	-	-	-	-	-	-	-	-	-	210.00
Total Income	17,912.30	-	-	-	-	-	-	-	-	-	-	-	17,912.30
Total OPERATING INCOME	17,912.30	-	-	-	-	-	-	-	-	-	-	-	17,912.30
OPERATING EXPENSE													
Operating Expenses													
51000-00 Electricity - Street Lights	322.43	-	-	-	-	-	-	-	-	-	-	-	322.43
51001-00 Electricity Account 2	89.55	-	-	-	-	-	-	-	-	-	-	-	89.55
51002-00 Electricity Account 3	40.94	-	-	-	-	-	-	-	-	-	-	-	40.94
53000-00 Lawncare/Landscape	9,411.67	-	-	-	-	-	-	-	-	-	-	-	9,411.67
53060-00 Garbage Collection - Regular	1,462.65	-	-	-	-	-	-	-	-	-	-	-	1,462.65
53065-00 Garbage Collection - Addtl	520.00	-	-	-	-	-	-	-	-	-	-	-	520.00
Total Operating Expenses	11,847.24	-	-	-	-	-	-	-	-	-	-	-	11,847.24
Expenses													
Management & General Expenses													
60100-00 Association Management Fee	1,331.20	-	-	-	-	-	-	-	-	-	-	-	1,331.20
60131-00 Office Expense - Other	194.06	-	-	-	-	-	-	-	-	-	-	-	194.06
Total Management & General Expenses	1,525.26	-	-	-	-	-	-	-	-	-	-	-	1,525.26
Other Income													
70000-00 Interest Income	(2.63)	-	-	-	-	-	-	-	-	-	-	-	(2.63)
Total Other Income	(2.63)	-	-	-	-	-	-	-	-	-	-	-	(2.63)
Total OPERATING EXPENSE	13,369.87	-	-	-	-	-	-	-	-	-	-	-	13,369.87
Net Income:	4,542.43	-	-	-	-	-	-	-	-	-	-	-	4,542.43

**Balance Sheet - Operating**Pleasant View Village
End Date: 01/31/2022

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Assets			
10-10000-00	Popular Bank Operating Account	\$9,146.93	
10-10100-00	Popular Bank Reserve Account	53,510.92	
10-11000-00	Accounts Receivable	3,991.81	
10-11600-00	Electric Deposit	250.00	
10-11610-00	Water Deposit	50.00	
Total Assets:			\$66,949.66
Liabilities & Equity			
Liabilities			
20-20050-00	Prepaid Owner Assessments	9,430.24	
Total Liabilities:			\$9,430.24
Equity			
30-31000-00	Retained Earnings	52,976.99	
Total Equity:			\$52,976.99
	Net Income Gain / Loss	4,542.43	
			\$4,542.43
Total Liabilities & Equity:			\$66,949.66